

# Timberlake Times

March 2019



## Timberlake Ranch Landowners' Association

### *President's Ponderings*

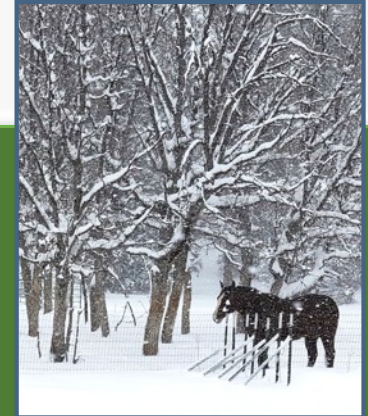
By Steve Wills

Just a couple of things:

First, I wanted to inform you that Continental Divide Electric contractors will be out most of this summer trimming under power lines. They are here to keep limbs and trees from growing into and touching the high voltage lines, which can cause power outages and possibly fires. They are to stack their trimmings into neat piles along the power line. Some of you may be concerned with this procedure. Please don't complain to the workers, they are just doing what they were hired to do. Please contact me, preferably via e-mail at [TRLApresident@gmail.com](mailto:TRLApresident@gmail.com). I am the designated interface to Continental Divide. I will pass along your concerns.

Second, last July, New Mexico passed a new regulation that forbids people from living in non-approved structures, for example Weather King or Graceland sheds. Too many people have purchased these and set up residence throughout the state. We were informed that McKinley and Cibola county assessors will be randomly checking areas for this violation and possibly fining those discovered.

Thanks very much for "listening"



### *Upcoming Events*



**March 16, 2019 - TRLA Board Meeting** - Sat 10am @ TCC Ranch House

**April 20, 2019 - TRLA Board Meeting** - Sat 10am @ TCC Ranch House

**May 7, 2019 - Book Room Opens**  
1pm to 4pm every Tuesday

**May 14th, 2019 - Volunteer Planning Meeting**, noon @TCC Ranch House

**May 25, 2019- Annual Landowners' Meeting & Potluck**  
- Registration begins Sat, 9am @ TCC Ranch House

**June 15, 2019 - TRLA Board Meeting** - Sat 10am @ TCC Ranch House

**July 20, 2019 - TRLA Board Meeting** - Sat 10am @ TCC Ranch House



## FIRE MITIGATION SUB-COMMITTEE

By Mary Jo Wallen & Eileen Domer

On February 16, 2019 five landowners volunteered to work on a Fire Mitigation Sub-Committee that was approved by the Timberlake Board. Members are Ron & Rachel Schali, Tim & Eileen Domer and Mary Jo Wallen. Shirl Henderson is the Board Representative.

Our Mission Statement is: *Timberlake subdivision is designated as at very high risk of a devastating crown wildfire. We will research and recommend interventions that decrease the risk of a wildfire in the Timberlake subdivision. Through education and institution of specific projects Wildfire Mitigation will become an intrinsic part of the duties and responsibilities of every landowner and of the TRLA Board of Directors.*

A fire mitigation program is needed due to the worsening drought conditions throughout the Southwest. Pictures of what happened in California last year sum up the terrible consequences. Timberlake was designated as one of two high risk areas in McKinley County in a 2013 CWPP (Community Wildfire Protection Plan), prepared by various forest and state agencies. The 2018 update indicates we are now one of *eight* areas in the County.

On February 24, 2019 we submitted a \$500 grant proposal sponsored by State Farm and the NFPA (National Fire Protection Association). Part of the application process was to have friends, family and neighbors vote on our proposal. We only had a few days to accomplish this, but we ended up with 111 votes for our project. **THANK YOU TO EVERYONE WHO WAS ABLE TO VOTE.** The grant would help defray printing and other costs the committee will incur.

Whether we get the grant or not, we will be participating with a training program on Saturday, May 4<sup>th</sup> at 10 a.m. at the Ranch House – on the nationwide “Wildfire Preparedness Day “. Hundreds of events are taking place all over the U.S. Our Emergency Evacuation Coordinators will attend along with a representative from the Volunteer Fire Dept. **HOWEVER, WE NEED MORE COORDINATORS, SO IF YOU ARE INTERESTED, PLEASE CONTACT MARY JO WALLEN OR NANCY WILLS.** Contact information for Mary Jo is: 1-505-783-4207 (local) or 1-505-269-5022 (cell) and [Mrsdw19dw@aol.com](mailto:Mrsdw19dw@aol.com). Contact information for Nancy Wills is 1-505-783-2457 (local) or 1-520-975-0528 (cell) and [nancysws@hughes.net](mailto:nancysws@hughes.net).

We will widely distribute the “Ready, Set Go” brochure to landowners and verify if street address signs are visible at each driveway to assist emergency vehicles. The 12-page brochure provides important information about protecting your home by creating a three zone buffer between structures and the surrounding wildland. Suggestions about how to resist ember attacks on your home and creating your own Action Plan are also included.

We will provide the “Ready, Set, Go” brochure and other informative materials to landowners at the Annual Membership Meeting on Saturday, May 25<sup>th</sup>. We hope to have a special presentation concerning this topic at the Annual Meeting, as well as others throughout the year.

A sign-up sheet for landowners who are interested in having a risk assessment prepared for their property will be available. We are presently contacting various forest agencies, fire depts., etc. to determine who is available to provide this very important program for us. Costs of this program are yet to be determined. We are hopeful that we can participate in a grant thru the McKinley County Fire Dept. The deadline is April 12<sup>th</sup> and we will enter discussions starting sometime during the week of March 4<sup>th</sup>.

## FIRE MITIGATION SUB-COMMITTEE

continued

During the next six months we will be investigating the benefits of becoming a “Firewise Community”. This is a program administered by the National Fire Protection Association (NFPA) that began in 2002. Firewise recognition is achieved after a community completes a 5-step process:

1. Obtain a wildfire risk assessment as a written document from our State Forestry agency or fire department.
2. Form a board or committee and create an action plan based on the assessment.
3. Conduct a “Firewise Day” event.
4. Invest a minimum of \$2 per capita in local Firewise actions for that year.
5. Submit an application to your Firewise liaison.

“Firewise is a designation, fire adapted is a lifestyle”.

**The Committee’s goal is to raise the spirit of community thru wildfire mitigation and make fire mitigation a permanent project.** TRLA spends a considerable amount of our dues to maintain our roads. Road conditions are not just for our benefit, the conditions must be good for emergency vehicles to access our property. *Remember: if a fire truck cannot access your house because the driveway is too narrow, they may not be able to save your home.* Just as road maintenance is important fire mitigation is of critical importance, as well. TRLA will need to consider spending time and dues money on fire mitigation. Landowners have primary responsibility for their property but we need to work together in this endeavor. The Board will play an essential role. A fire has no boundaries. A fire anywhere in or near our subdivision can wipe out the entire subdivision.

If you have any questions about the Committee, Mary Jo is the main contact. If you have any question about our Emergency Evacuation Coordinators, please contact Mary Jo or Nancy Wills. Our contact information is in the fifth paragraph.

**TIMBERLAKE IS A GREAT COMMUNITY. WE ALWAYS HELP EACH OTHER, SO THIS IS YOUR OPPORTUNITY TO BECOME MORE INVOLVED. THANK YOU.**

### Note from Andy Wilson

District Chief of Timberlake and the Ramah Fire Station

Fire breaks are great to have in a community and are easier and better to do not during fire season. We really need those for when, in the future, we have another extreme drought, then these will be the only thing to give us time to evacuate and try to contain the fire.



One careless moment can destroy a neighborhood and a forest. Please be careful and follow all prescribed burn rules.

### Architectural and Maintenance Report

- 1 Basement plan approved
- 1 Residence plan approved
- 1 Covenant violation active
- 1 Covenant violation closed



## Commons Report

by Charley Haverstick

Elk Road fire break/ tree trim north & south of Timberlake Road – no funds are allocated for this matter this year. Maybe using the dump truck to cut low hanging limbs can be done this year and then get quotes on trimming the trees above that for a possible budget item in coming year(s). Perhaps there are grant funds that can be obtained, and a committee has been formed to look into that situation.

Bath House-Leak of gas pipe at bath house propane tank needs repair before turning on furnace & water heater. Also recoating of the men's shower stall floor will need to be done before opening the bath house on April 1st.

Prairie Dog Problem – they continue to multiply and provide holes that could become a problem if someone would accidentally step in such. They have dug down several feet in some area and are going under the footings which may cause cracking and settling of exterior walls. This problem may involve a professional exterminator, if the situation continues.

Ranch House porch/roof replacement – plans are complete and a process to get quotes for review by the board is underway. It seems most of the contractors in Gallup are not very interested in providing a bid to come to Timberlake to do this project.

**Important  
Please Read**



## Proposed Second Amendments to CC&Rs Update

The first vote tally of the Proposed Second Amended Covenants was performed on March 6<sup>th</sup>. A total of 179 ballots were counted. Five ballots were rejected for the following reasons: no unit block lot number, name illegible and no specification of yes or no.

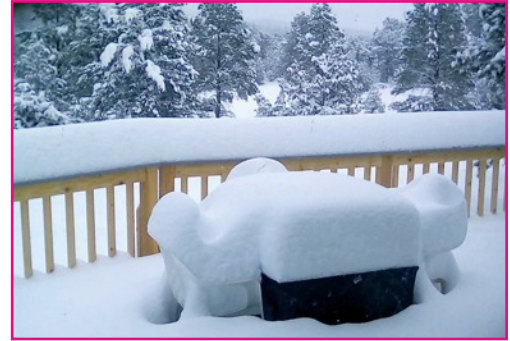
There were 245 lots voting out of 743 lots. This means there isn't a 51% yea or nay. Another mailing will be going out for those landowners who failed to vote in February and a new deadline near the end of April.

Three major "bones of contention" still remain sticky points for some landowners. The following clarification points are in response to comments received in the first voting period.

- 1) **Allowing wind turbines in Timberlake.** TRLA CANNOT "effectively prohibit" green energy as NM law promotes green energy. However, we can, through covenants, "restrict". The research done by the Committee showed that windspeeds in Timberlake on average is far below optimal use of large wind turbines. We have specified 35' as maximum height because it is lower than the height of a Ponderosa and not greater than the height of the 5 original windmills of the Cloh Chin Toh Ranch that still stand today.
- 2) **Allowing 6 month recreational use.** A 5 month limit was set in the 2009 Amended CC&Rs due to residency laws of NM. When a landowner is in NM for 185 days and/or have a NM Driver's License, they are considered a NM resident and subject to NM Income Tax. After feedback over the years since then, recreational landowners have voiced their objections to this restriction. Recreational landowners represent the majority of ownership in TRLA and their HOA dues pay for the majority of road upkeep and maintenance. The Committee agreed to increase recreational use to 6 months as it is between the landowner and the NM Taxation and Revenue Dept. to argue residency.
- 3) **Allowing Tiny Homes.** Minimum square footage for a permanent residence on a foundation in Timberlake is 600 square feet. Tiny Homes are classified as Temporary Living Accommodations under Recreational Use Restrictions, as are motor homes, campers, recreational vehicles, travel trailers, etc. and must be removed after 6 cumulative months. They cannot be considered as a permanent single family residence under the Residential Use Restrictions in Timberlake.

## Timberlake Neighborhood Volunteers

Make your calendars! Timberlake Neighborhood Volunteers are meeting May 14th at noon at the TCC Ranch House. We'll be discussing this season's events and Game Nights. Let us know your ideas. You can email them to Nancy Wills at [Lovintimberlake@hughes.net](mailto:Lovintimberlake@hughes.net)



## LEGAL, LIENS AND FORECLOSURES

By Linda Pedersen

There are currently 2 lots with the law firm of Hays & Friedman in Santa Fe. One is in the foreclosure process and one on a payment plan.

Lots currently Liened NOT with lawyer: 6  
Liened Lots "Paid in Full" in last 90 days: 6

As of 2.11.19 67 lots are in arrears for FY 18/19. That equates to 9.1%

## For Sale by TRLA

If you are a landowner or have a friend/relative interested in acquiring land in Timberlake, the following land is for sale through the Association. The prices include all escrow costs. Pictures are posted on [trnews.info](http://trnews.info) website. Interested persons can contact Steve Wills, TRLA Board of Directors, President.

- Unit 8 Block 25 Lot 4 Lobo Dr. 5 acres \$6800 (Firm) McKinley County
- Unit 5 Block 10 Lot 22 Cottonwood Dr. 6 acres \$15,000 (Negotiable) McKinley County
- Unit 2 Block 4 Lot 4 Sunflower Dr. 5.1 acres \$7500 (Firm) Cibola County



## ROADS REPORT

by Don Ouellette

Since our last newsletter report Don Parry graded No Man's Land and gravel was applied in anticipation of bad weather to come. Weather halted culvert work on Pinetree and gravel order was canceled. Will get gravel applied when weather permits. Timberlake Road and BIA were dragged in December. Repairs to truck snow plow lift chain were made and tractor was brought in for service.

As many are aware, we have had a great deal of rain and snow this season, which has hindered road work to proceed. A great deal of time and effort has been expended to keep the roads open to travel. Jack, Elvin and Louie have worked hard to clear the roads of snow this season. There have been two large snow storms with up to 2 feet of snow in some areas. We are aware that the weather has resulted in deterioration of the roads and these issues will be assessed and handled on a priority basis.



**Alerts!**

Important



**Notes**



## Provide Feedback on BIA Section of the Road!

### Request to Landowners to send BIA - Ramah Navajo Agency

TRLA landowners have an opportunity to send complaint letters into the BIA-Ramah Navajo Agency about our 1 mile of poorly maintained BIA roadway. Be sure to state that it is the BIA section which is the second mile of Canyon/Timberlake road off of Highway 53. Location description is important. The more letters, the better. Please send your complaint letter to:

**BIA-RAMAH NAVAJO AGENCY**  
**ATTN: ADAM A. PINO**  
**HC61, BOX 14**  
**RAMAH, NM 87321**

Thank you for your participation,  
Steven Wills - TRLA President



## TRLA Landowners

Please remember to notify the TRLA Board when your address, phone number or email changes OR when your property is transferred to another owner.



## Book Room Opens - Tuesday May 7th

Beginning May 7th, the Book Room will be open every Tuesday between 1 pm and 4 pm. New books are coming all the time! If you'd like to volunteer to work in the Book Room, please contact Barbara Duncan @ 505.495.0029.



## How Can I Contact.....?

TRLA has now made it easier to contact the Board of Directors for their specific roles via a generic email account. These email accounts will remain in place, even as Board members change.

TRLA President - [trlapresident@gmail.com](mailto:trlapresident@gmail.com)  
TRLA Vice President - [trlavp@gmail.com](mailto:trlavp@gmail.com)  
Commons Director - [trlacommons@gmail.com](mailto:trlacommons@gmail.com)  
Roads Director - [trlaroads@gmail.com](mailto:trlaroads@gmail.com)  
Treasurer - [trlatreasurer@gmail.com](mailto:trlatreasurer@gmail.com)  
Secretary - [trlasecretary@gmail.com](mailto:trlasecretary@gmail.com)  
Director of Accounts - [trlaacct@gmail.com](mailto:trlaacct@gmail.com)  
Architectural & CCRs - [trlaarchccr@gmail.com](mailto:trlaarchccr@gmail.com)

Other emails you may need:

TRLA Webmaster - [webmastertrla@gmail.com](mailto:webmastertrla@gmail.com)  
TRLA Bookkeeper - [mray321@yahoo.com](mailto:mray321@yahoo.com)  
Timberlake Neighborhood Watch  
[timberlakewatch@gmail.com](mailto:timberlakewatch@gmail.com)



## Burning on the Ranch

If you plan on burning brush on your property, you will need a burn permit. Acquire them from Andy Wilson 505.783.4704 or Bill Sanders 505.783.2463. This must happen *before* you burn, so the Fire Department doesn't respond with lights and sirens. They are free of charge.

Instead of burning on your property, consider utilizing the Burn Pile down at the Ranch House. It's also free of charge.

Do not burn trash, only brush materials.

Fiscal Year 2018-2019		YTD	BUDGET 208-2019	Difference
Dec. 31,2018 Quarter	2nd			
<b>TOTAL INCOME</b>		<b>172,812.21</b>	<b>170,890.00</b>	<b>\$1,922.21</b>
<b>OUTFLOWS/EXPENSES</b>				
Board		3,991.34	8,186.00	(\$4,194.66)
Communications		824.78	1,075.00	(\$250.22)
Financial		16,678.61	22,100.00	(\$5,421.39)
Legal		7,105.78	11,500.00	(\$4,394.22)
Insurance		13,049.00	14,700.00	(\$1,651.00)
Wages & Taxes		3,279.13	10,481.00	(\$7,201.87)
Buildings & Commons		2,035.38	12,850.00	(\$10,814.62)
Equip. Maint & Repairs		63.19	6,500.00	(\$6,436.81)
Fuel, Oil, Grease		1,192.24	3,700.00	(\$2,507.76)
Roads		28,108.32	80,000.00	(\$51,891.68)
Utilities		1,987.10	3,205.00	(\$1,217.90)
<b>TOTAL OUTFLOWS</b>		<b>78,314.87</b>	<b>174,297.00</b>	<b>(\$95,982.13)</b>

BANK BALANCE:	
Deposit	115,151.65
Checking	36,687.55
Rewards	1,524.29
Contingency Funds:	
Ranch House Restoration	100,000.00
Emergency Reserve	43,995.13

Significant Expenses:	
<b>Financials : \$16,678.61*</b>	
*includes accounting fees/ write off bad debts / property taxes	
<b>Insurance : \$13,049.00 *</b>	
*includes - Ranch/Auto Liability & Board & Officers Liability	
<b>Roads/Gravel : \$28,108.32</b>	
Collections Due:	
Association Dues owed YTD	<b>\$33,508.53</b>
Association Dues owed prior years	<b>\$3,658.81</b>
<b>Total Dues Owed</b>	<b>\$37,167.34</b>

Monthly financial reports, including line by line details, can be found on the TRLA website.  
<http://www.trnews.info/TRLAindex.htm>

If you need a copy mailed to you, please send your request to:

TRLA Treasurer  
 HC 61 Box 767  
 Ramah, NM 87321





## BEAR FACTS

By Mary Jo Wallen

Since we had so many bear sightings last fall, we thought a reminder early in the year would be appropriate. Young independent females and males den alone in the winter and may emerge as early as late March, depending on the weather.

### FEED A BEAR = KILL A BEAR

We all like to feed the birds, turkeys, squirrels and deer; however, **PLEASE** put your food in a secure location every night. Bears love to eat bird feed and will knock down your hummingbird feeders to get the sweet nectar. The scent of easily obtained food is irresistible to bears, especially during periods of food scarcity (a snack left inside a tent, pet food on the porch, garbage cans). Even if you have a 6' high fence around your garbage cans, bears can and do climb over a fence, if they are really hungry. Human food can become their "food of choice" and then they can lose their natural fear of humans and can become aggressive in their search for food. If a bear breaks into your house, the bear will be destroyed, if caught.

Other deterrents that you can use to teach bears to stay away are:

- Motion activated lights, noise makers and alarms (products that randomly produce a different noise each time they're activated or have lights that flash in different patterns are more effective than a repetitive sound or light).

- Leave a radio tuned to a talk show (human voice) vs. music that doesn't have the same effect. Use a timer. Use in your chicken coop as well.

- Since a bear's nose is 100 times more sensitive than a human's, pour bleach or ammonia around or on your garbage cans, etc. Do not combine bleach and ammonia since this can produce fumes that can be deadly to both people and animals.

- Electric fencing (especially useful around bee hives)

If you see a bear, stay calm and do not run. As you move away, talk to the bear to let it discover your presence. A surprised bear is a dangerous bear. Look for cubs and do not come between a mother and her cubs. Bears usually run away from humans; but if it feels cornered or threatened, it would attack. Fight back aggressively and carry pepper spray with you when hiking since this is a good deterrent.

New Mexico's black bears come in a variety of colors ranging from black and brown, to cinnamon, reddish and blonde. Cinnamon is the most common. An adult male black bear can weigh up to 400 pounds, though the average is around 250 pounds. Females usually weigh between 150 and 180 pounds. The range for a female bear is five to seven square miles; however, the males will occupy an area of 25 to 50 square miles. Black bears are considered the most intelligent North American mammal after man. They are more curious than a chimpanzee and have very good memories. A bear that has learned that ice chests contain food may approach a car, peek through the window, see an ice chest and break into the car. Dogs would lose paws down in an I.Q. test with a bear.

Bears are huge wild animals. Don't feed them and never approach them. They are curious and hungry at this time of year. **Be aware at all times.**



**Be Bear Aware!**

### Communications Report

By Shirl Henderson

Timberlake Ranch Landowner's Association has a official Web Page. [www.trnews.info](http://www.trnews.info) which is periodic updated and amended, includes important announcements, upcoming events, Neighborhood Watch and any forms that you may be looking for. Also, anything that landowners should know with dealing with their property or Common land.

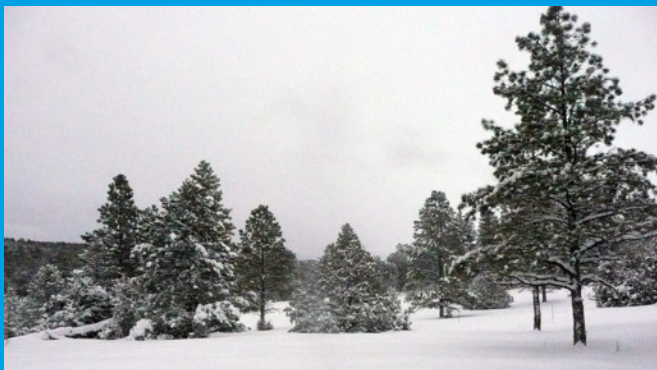


**Now Available**

The Burn Permit is now available on TRLA's official website, [www.trnews.info](http://www.trnews.info), for you to download. Look for it under *Forms*. Please remember to submit it to Andy Wilson or Bill Sanders in advance of the day you plan to burn your brush.

### Timberlake Passing

Vera and Gunther Baumann have passed away. Vera and her husband Gunther were one of the original couples to settle in Timberlake back in the early 80s. They will be missed.



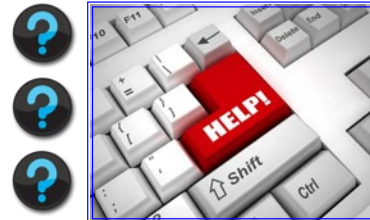
## Have You Ever Asked?

Questions and Answers About Timberlake

**Q:** What can be done about the poor condition of the BIA's portion of the road coming into Timberlake?

**A:** Send your complaint letters to the BIA-Ramah Navajo Agency (see address below). The BIA is responsible for maintaining the one mile of roadway that always seems to be a major problem. Be sure to state that it is the BIA section, which is the second mile of Canyon/Timberlake Road just off Highway 53. **Including the location is very important.** The more letters they receive, the better our chances are at getting action, since TRLA can do nothing to improve this section of the road. Send your letters to:

**BIA-RAMAH NAVAJO AGENCY**  
**ATTN: ADAM A. PINO**  
**HC61, BOX 14**  
**RAMAH, NM 87321**



### BOARD MEMBER NEEDED:

Do you want to make a difference here in Timberlake? Do you have leadership skills that you would like to share? Do you have a desire to help make Timberlake a better place? If you said yes to any of these questions, then please think about joining the TRLA Board.

There are three (3) open Board positions that expire May 2019. If you are interested in being a part of the TRLA Board, please let any Board member know or call President, Steve Wills, at 505.783.2457.

If you are interested in being on the Nominating Committee, please notify Sharon Axtell at [trlasecretary@gmail.com](mailto:trlasecretary@gmail.com) or Steve Wills at [trlapresident@gmail.com](mailto:trlapresident@gmail.com) or 505.784.2457.

TRLA  
HC 61 Box 767  
Ramah NM 87321-9611



2018-2019  
*TRLA Board of Directors*

**Steve Wills, President**  
(Term ends May 2021)  
Phone: 505.783.2457  
[trlapresident@gmail.com](mailto:trlapresident@gmail.com)

**Sharon Axtell, Secretary**  
(Term ends 2019)  
Phone: 520.405.0659  
[trlasecretary@gmail.com](mailto:trlasecretary@gmail.com)

**Shirl Henderson, Communications**  
(Term ends 2021)  
Phone: 505.783.2416

**Don Ouellette, Roads**  
(Term ends May 2021)  
Phone: 505.783.4108  
[trlaroads@gmail.com](mailto:trlaroads@gmail.com)

**Linda Pedersen, Director of Accounts**  
(Term ends May 2020)  
Phone: 505.783.4058  
[trlaccts@gmail.com](mailto:trlaccts@gmail.com)

Timberlake Times Editor  
Nancy Ramm  
[nancyramm@wildblue.net](mailto:nancyramm@wildblue.net)

**Steve Stevens, Treasurer**  
(Term ends May 2019)  
Phone: 923.580.4291  
[trlatreasurer@gmail.com](mailto:trlatreasurer@gmail.com)

**Charley Haverstick, Commons**  
(Term ends May 2019)  
Phone: 505.783.0122  
[trlacommons@gmail.com](mailto:trlacommons@gmail.com)

TRLA Bookkeeper  
Mary Ray  
[mray321@yahoo.com](mailto:mray321@yahoo.com)

